



Hampshire County Council

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Date	22 May 2026	Email	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Detailed application for the erection of 111 dwellings at the former Goodwillies Timber Yard. at 154 London Road, Waterlooville, PO7 5SR(Application No. APP/26/00154

Hampshire County Council as Lead Local Flood Authority has provided comments in relation to the above application in our role as statutory consultee on surface water drainage for major developments.

This response does not reflect the position of Hampshire County Council as the Highway Authority. If there is a potential for the drainage features to be offered for adoption, this will need to be discussed separately with Highways development planning as they might not be considered acceptable by the Highway Authority.

In order to assist applicants in providing the correct information to their Local Planning Authority for planning permission, Hampshire County Council has set out the information it requires to provide a substantive response at <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning>

The County Council has reviewed the following documents relating to the above application:

- Drainage Strategy & Flood Risk Assessment
- Drainage General Arrangement ref: FHL022-AAL-ED-XX-DP-C-5100 P01
- Drainage Catchment Plan ref: FHL022-AAL-ED-XX-DP-C-5104 P01
- Omnia Infiltration Testing and Groundwater Monitoring reports

Director of Universal Services
Patrick Blogg

The proposals are to drain the site using permeable paving and infiltration testing and groundwater monitoring has been provided to substantiate this.

Calculations have been provided but the drainage plan needs to be enhanced to show more detail including details of the permeable paving for the different catchments.

While the calculations show the permeable paving can manage the relevant storm events, $\frac{1}{2}$ drain times are extremely long in some areas. We would request the $\frac{1}{2}$ drain times based on the 1:30 storm and further analysis to assess the risk of successive storm events.

It is noted that there is a depression within the open space to help manage this risk but further information is needed in relation to levels and flow routes across the development.

Given the details provided to date, we would accept these elements to be undertaken by condition and would request the following are applied if the application is granted:

1. No development shall begin until a detailed surface water drainage scheme for the site has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:

- a) A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment.
- b) Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations. Amenity and biodiversity benefitting drainage features to be clearly labelled.
- c) Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change. This should include further information in relation to the $\frac{1}{2}$ drain times and how exceedance would be managed.
- d) Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.
- e) Construction Phasing Plan identifying vulnerable drainage features, construction risks and mitigation measures, temporary drainage and sediment controls, and post-construction rehabilitation needs.

Reason: To ensure that the surface water drainage system is appropriately designed to prevent onsite flooding and ensure that off site flood risk is not increased in line with the National Standards for Sustainable Drainage Systems and Local Plan Policy.

2. Details for the long-term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing

by the Local Planning Authority prior to the first occupation of any of the dwellings. The submitted details shall include:

- a) Maintenance schedules for each drainage feature type and ownership
- b) Identification of easements,
- c) A description of the purpose of the system for the owner
- d) Restoration needs post flooding.
- e) As-built drawings of the completed drainage system and a GIS shapefile of the red line boundary.

Reason: To ensure the drainage system functions effectively and prevents increased flood risk throughout the development's lifetime.

As a statutory consultee, the County Council has a duty to respond to consultations within **21 days**. The 21 day period will not begin until we have received sufficient information to enable us to provide a meaningful response.

Please ensure all data is sent to us via the relevant Local Planning Authority.

If you require additional guidance on providing the correct information, we recommend you use our **Surface Water Management Pre-application service** which will enable discussions with the reviewing engineer and scope out works that would address the points raised. For full details, please visit: <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning> and click on [pre-application advice request form](#).

This response has been provided using the best knowledge and information submitted by the applicant as part of the planning application at the time of responding and is reliant on the accuracy of that information.

Yours faithfully,



Flood and Water Management Team
Hampshire County Council,
The Castle, Winchester, Hampshire SO23 8UD

Web:

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding>

General guidance for the application

It is important to ensure that the long-term maintenance and responsibility for Sustainable Drainage Systems is agreed between the Local Planning

Authority and the applicant before planning permission is granted. This should involve discussions with those adopting and/or maintaining the proposed systems, which could include the Highway Authority, Planning Authority, Parish Councils, Water Companies and private management companies.

For SuDS systems to be adopted by Hampshire Highways it is recommended that you visit the website at:

<https://www.hants.gov.uk/transport/developers/constructionstandards> for guidance on which drainage features would be suitable for adoption.

Where the proposals are connecting to an existing drainage system it is likely that the authorities responsible for maintaining those systems will have their own design requirements. These requirements will need to be reviewed and agreed as part of any surface water drainage scheme.

Works in relation to ordinary watercourses

PLEASE NOTE: If the proposals include works to an ordinary watercourse, under the Land Drainage Act 1991, as amended by the Flood and Water Management Act 2010, prior consent from the Lead Local Flood Authority is required. **This consent is required as a separate permission to planning.**

Information on ordinary watercourse consenting can be found at the following link

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/c/hangewatercourse>

It is strongly recommended that this information is reviewed before Land Drainage consent application is made.

For guidance on providing the correct information, we recommend you use our **Ordinary Watercourse Consents Pre-application service** and help avoid delays occurring at the formal application stage. A Pre-application service for Ordinary Watercourse Consents is available, allowing consents to go through in a smoother, often more timely manner. For full information please visit:

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/c/hangewatercourse>